

HISTORIC PRESERVATION COMMISSION
Minutes

May 13 2004
Salisbury, North Carolina

The Historic Preservation Commission for the city of Salisbury met in regular session on Thursday, May 13, 2004, in the Council Chambers at the City Hall, 217 S. Main St.

The meeting was called to order by the Chairman, Charles Paul. In addition to Mr. Paul, the following members were present: Clara B. Jones, Jeff Sowers, Kathy Walters, Wayne Whitman and Michael Young.

Absent: Mike Fuller and Ronald Fleming

Swearing-in of new members

Anne Lyles was sworn in as a member of the Commission by Charles Paul. She was welcomed by commission members, and seated.

New Business

H-27-04 **318 E. Council St.** – Wallace Properties Acct I, owner – Certificate of Appropriateness to paint front of building with a color to match existing brick color on side; building is brick but has had numerous signs painted on front wall that have faded

Leo Wallace, Jr. was sworn to give testimony for the request.

Staff showed slides.

Mr. Wallace informed the Commission that the building is 75-80 years old, and has had many tenants. Each tenant, he stated, painted their own business name on the building, all in different colors. He would now like to dress up the building since it is next to the refurbished old Cheerwine building, and paint the entire building Brick Red, matching the Cheerwine building.

Michael Young asked Mr. Wallace if he had considered preserving the Coca Cola logo that is on the building. Mr. Wallace responded that he had not given that any consideration because it had been more than 75 years since Coca Cola was in the building. Mr. Wallace told the Commission about the produce business run by Eli Saleeby before the start of the original Food Town stores.

Charles Paul commented that it sounded as if the signs were a very important part of the property.

In response to a question from Dr. Jones as to why he had no interest in preserving the signs, Mr. Wallace stated that the signs are not adequate – they have been cut into with brick work, and ventilators. He said, “they have been obliterated.”

Michael Young read the sign guidelines from the Historic District Design Guidelines.

Mr. Wallace stated that the condition of the signs distract from the whole neighborhood.

Michael Young informed Mr. Wallace that he did not think that the Coco Cola sign was in bad enough shape that it would not be restorable.

Kathy Walters stated that Coco Cola was probably the original tenant in the building. She informed Mr. Wallace that the city has contacts of persons who could restore the sign.

Jeff Sowers commented that the sign is a significant fabric of the building and should be restored. He recommended that only the crest be painted.

There was no one present to speak in support or opposition to the request.

Mrs. Wallace responded “yes” when asked by the chairman if he would be willing to change his request to preserve the coco cola sign, agreeing to paint the cornices (framing) at the top and around the sign. When he commented that he would like to paint over the five-cent symbol, commission members immediately responded “no.”

Michael Young suggested that someone survey the building and look at all of the signage before any painting is done.

David Phillips stated that he, along with Janet Gapen, could meet with Mr. Wallace and the person that would do the evaluation and make a report at next month’s meeting. Therefore, the chair recommended that the motion be tabled.

Mr. Wallace requested that the Commission vote on the request regardless. Mr. Paul explained that the motion would probably be denied because additional information was needed.

Mr. Wallace agreed with tabling the request until the June meeting.

H-34-04 **922 N. Main St.** – Fred M. Campbell, owner – Certificate of Appropriateness for demolition of dilapidated outbuilding/garage

Fred Campbell was sworn to give testimony for the request.

Staff presented slides.

Mr. Campbell testified that the dilapidated outbuilding was on the property when he bought it.

David Phillips informed the Commission that Mr. Campbell had received a letter from the nuisance officer warning him that the outbuilding needed to be demolished because of its dilapidated condition. He further stated that the house was moved onto the property prior to N. Main becoming a historic district, but the outbuilding had been left there.

In response to a question from Michael Young, Mr. Phillips stated that in his opinion there were no salvable features on the building. Mr. Young asked that pictures be taken before demolition.

There was no one present to speak in support or opposition to the request.

Jeff Sowers made the motion as follows: “I move that the Commission find the following facts concerning application #H-34-04 – that Fred Campbell, owner of 922 N. Main Street, appeared before the Commission and sought a Certificate of Appropriateness to demolish a dilapidated garage outbuilding; that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 5 – Demolition or Relocation of Buildings – Demolition, pages 66-67. guidelines 1 and 2 of the Residential Historic District Design Guidelines; therefore, I further move that a Certificate of Appropriateness for Application #H-34-04 be granted to Fred Campbell, owner of 922 N. Main St., to make the changes detailed in the application.”

The chairman reminded Mr. Campbell to call David Phillips before the demolition so that the pictures can be taken.

H-35-04 308 W. Fisher St. – First Presbyterian Church, owner; Pete Bogle, applicant – Certificate of Appropriateness for modifications to previous approved plan (G-06-03): (1) canopy at main entrance of educational building, facing Fisher St. (2) ramp from new kitchen in new Family Life Center, facing Jackson St

Pete Bogle, of Ramsay, Burgin, Smith Architects, was sworn to give testimony for the request. Staff presented slides.

Mr. Bogle began by presenting the plan for a required handicap access for the existing structure and the addition. From the slides he showed the Fisher St. entrance where a ramp would be located to make that entrance accessible. He also showed the location of a ramp (previously approved) along the side of the sidewalk on the left, where a porch will be constructed with now a covered entrance as has been requested by the church. The roof of the porch will not be a pitch roof but rather a low slope roof because the pitch would interfere with an existing window. The roof would be held by the addition of 2 heavy columns, he said. He further testified that the existing scroll work and cross located in the molding would need to be removed but would be done so in tact and returned to the church for future use.

The Chair voiced his concern that the design proposed for the front of the building does not match what he identifies as a Georgian style building; however, Commission member Jeff Sowers did not think it would out of place. Michael Young thought it to be “a good solution for the pitch problem.”

Continuing, Mr. Bogle testified that the 2nd ramp would be located out the rear of the Family Life Center which was shown and described from the slide.

In response to a question from Dr. Jones, Mr. Bogle stated that the columns would all be compatible. Also, in responding to a question from Michael Young, Mr. Bogle stated that the windows on the back of the building are brick which David Phillips noted was a suggestion from DRAC so that the wall would not be blank.

There was no one present to speak in support or opposition to the request.

Kathy Walters made the following motion – “I move that the Commission find the following facts concerning Application #H-35-04, that Peter Bogle, applicant for 1st Presbyterian Church, owner of 308 W. Fisher St., appeared before the Commission and sought a Certificate of Appropriateness to install a canopy at the main entrance of the education building facing Fisher St., and install a ramp from the new kitchen in the new Family Life Center facing Jackson St.; that no one appeared before the Commission to speak in support or opposition to the request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 3 – New Construction and Additions – 3.2 Additions, page 50, guidelines 4 and 5; Chapter 2 – Changes to Buildings – 2.6 Safety and Accessibility page 41, guidelines 3 and 6 of the Non-Residential Historic District Design Guidelines; mitigating factors: this is a modification of a previously approved Certificate of Appropriateness; therefore, I further move that a Certificate of Appropriateness for Application #H-35-04 be granted to 1st Presbyterian Church to make the changes detailed in the application.”

Wayne Whitman seconded the motion; all members present voted AYE.

H-36-04 **131 W. Fisher St.** – Evening Post Publication Co., owner – Certificate of Appropriateness for new loading dock next to the existing

Sherry Jarrett, Summit Developers, was sworn to give testimony for the request.

Staff presented slides.

Ms. Jarrett testified that the Post would like to install a new loading dock adjacent to the existing dock due to safety concerns as well as the need for a 2nd dock to keep up with their current operations efficiently. Ms. Jarrett presented pictures of the proposed dock. She informed the Commission that staggered block would be used for the foundation rather than brick veneer as is the existing dock.

Michael Young and Kathy Walters both stated that the new dock should be brick veneered to match the existing dock.

There was no one present to speak in support or opposition to the request.

The Chair informed the applicant that the dock could be approved if she, as agent, would like to change the request to brick veneer as requested by Commission members; if the Post does not want to use the brick veneer then they would need to come back to another meeting.

Ms. Jarrett agreed to make the change.

Michael Young made the following motion: “I move that the Commission find the following facts concerning Application #H-36-04 – that Sherry Jarrett, applicant for the Evening Post, owner of 132 W. Fisher appeared before the Commission and sought a Certificate of Appropriateness to install a new loading dock next to the existing one; that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 2 – Changes to Buildings – Side and Rear Facades, pages 26-28, Guidelines 1,3, and 8 of the Non-Residential Historic District Design Guidelines; therefore, I move that a Certificate of Appropriateness for Application H-36-04 be granted to Sherry Jarrett, applicant for the Evening Post, owner of 131 W. Fisher St. to make the changes detailed in the application with the following changes agreed to by the applicant – that the loading dock will be brick veneer using the same brick style that is on the existing loading dock, and that any changes would need to be brought back before the Commission.”

Jeff Sowers seconded the motion; all members present voted AYE.

H-37-04 **214 S. Long St.** – Heilig Properties, Inc., owner – Ed Heilig, applicant – Certificate of Appropriateness for demolition of house due to fire damage which exceeds value of house

Ed Heilig was sworn to give testimony for the request.

Staff presented slides.

Mr. Heilig informed the Commission that on March 16th 3 teenagers set the house on fire to try to burn it down. He stated that the cost for repairs to the house is more than he can afford and more the insurance will cover. Therefore, he would like to have the house torn down and then seeded over with grass.

David Phillips stated that he could not tell from looking into the house the extent of the interior damage.

Mr. Heilig testified that the inside of the house is gutted. He said what the fire did not destroy, the fire department had to. He stated that the house would need to be brought up to the current codes which would cause the repairs to exceed the value of the house.

Commission member Anne Lyles said there would probably be people interested in taking on the house if he was interested in selling it. However, Mr. Heilig commented that the house next door has been for sale for almost 2 years and no one has bought it.

In response to a question from Michael Young, Mr. Heilig stated that the Historic Salisbury Foundation did call him to find out what he intended to do with the house but did not express any interest in buying it. He further stated that he had been notified by his insurance company that the premium would increase in 30 days, which now makes the house a liability to him. The house has become a safety hazard, he said. He has had to re-board it twice because of vagrants, but refuses to allow it become a crack house.

Michael Young stated that he understands the house is a hazard but is not convinced that everything has been done to save it. He suggested that the Historic Salisbury Foundation be contacted for an inspection to see if the house is worth salvaging before a demolition permit is issued.

Dr. Jones asked if gifting the house to the Foundation would be an option.

Mr. Heilig said “no” he would not give a piece of property away, and plans to put the lot up for sale as soon as the house is torn down. He said the house was insured for \$73,000 but that amount would not be paid because of depreciation. The bank, he said, would receive about 60%.

In response to a question from Ms. Lyles, he said he would be willing to talk to the Historic Salisbury Foundation if they were interested in buying the house.

Karen Alexander, KKA Architecture, suggested that Mr. Heilig talk with the Salisbury Community Development Corp. There are funds available to renovate homes in such situations. She would give Mr. Heilig the name of persons to call. “If you lose that house it’s really not good for that street,” she said.

Charles Paul stated that in some cities Habitat for Humanity will buy older homes to renovate.

Commission member Wayne Whitman stated that he had been by to look at the structure and it is in bad shape. He said, “all is there is a shell.”

With no one present to speak in support or opposition to the request, Mr. Whitman made the following motion:

“I move that the Commission find the following facts concerning Application #H-37-04 – that Ed Heilig appeared before the Commission and sought a Certificate of Appropriateness to demolish the house due to fire damage which exceeds the value of the

house; that no one appeared before the Commission to support or oppose this request, that this request should be granted based on The Secretary of Interior Standards for Rehabilitation, and Chapter 5 Demolition or Relocation of Buildings – Demolition, pages 66-67, guidelines and 2 of the Residential Historic District Design Guidelines; therefore, I further move that a Certificate of Appropriateness for Application #H-37-04 be granted to Ed Heilig, applicant for Heilig Properties, owner of 214 S. Long St., to make the changes detailed in the application.”

Michael Young seconded the motion. Wayne Whitman voted AYE; members Jones, Lyles, Paul, Sowers, Walters and Young voted NO.

Mr. Paul explained to the applicant that the Commission has to be very reluctant to approve a demolition because it is permanent - once it is done, it is done. He stated that they could not stop him from demolition, but they could stop him for 365 days. Mr. Paul encouraged Mr. Heilig to look at some of the suggestions made to him.

H-38-04 215 W. Innes St. – Maxwell Chambers Trust, owner; Mark Martin, applicant – Certificate of Appropriateness for fountain replacement due to rust and improper application

Mark Martin was sworn to give testimony.

Staff presented slides.

Mr. Martin presented the design for the new fountain, testifying that it was 6” larger on either side than the existing.

He informed the Commission that he had spoken with Carl Rimer, one of the original friends for the fountain project, who just happened to be in town from his home in California. Mr. Rimer, he said, was very pleased with the new fountain, as were other members of the group who were also notified.

In response to Kathy Walter’s inquiry of what would happen to the now existing fountain, Mr. Martin said it would not be a fountain, but probably used as a planter possibly behind the Eastern Gateway building, or as a decorative design feature in one of the other parks.

There was no one present to speak in support or opposition to the request.

Kathy Walters made the following motion: “I move that the Commission find the following facts concerning Application H-38-04 – that Mark Martin, applicant for the Maxwell Chambers Trust, owner of 215 W. Innes St., appeared before the Commission and sought a Certificate of Appropriateness to replace a fountain due to rust and improper application; that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for

Rehabilitation and Chapter 4 – Site Features and District Setting – Landscaping and Streetscape, pages 57-58, Landscaping guideline 1 and Streetscape guideline 1 of the Non-Residential Historic District Design Guidelines; mitigating factors: Original foundation donors have been notified and consulted on selection; therefore, I further move that a Certificate of Appropriateness for Application #H-38-04 be granted to Mark Martin, applicant for the Maxwell Chambers Trust, owner of 215 W. Innes St., to make the changes detailed in the application.”

Wayne Whitman seconded the motion; all members present voted AYE.

H-39-04 **130 E. Liberty St.** – City of Salisbury, owner; Deb Young, applicant – Certificate of Appropriateness for addition of 14,000 sq. ft. for Police Department

Jeff Sowers was excused from his seat due to a conflict of interest.

Deb Young and Karen Alexander were sworn to give testimony for the request.

Karen Alexander began the testimony by informing the Commission that the front façade (portico) of the building would be removed and a 2-story addition, keeping with the urban context of Liberty Street and downtown Salisbury. The addition will be pulled out to the street and all the way to corner for the entrance, she said. She stated that in order to integrate the new building with the existing building, a layout was created that would allow the building to be placed at the front property line. The entrances will relate to the existing parking areas and proposed event plaza. On the corner, the traditional cap pattern will be used which relates back to the façade that is to be removed from the original building. Also, a ramped front entrance will provide easier access for ADA.

Mrs. Alexander, in giving details of the design, stated that a pallet of the typical building materials found in downtown Salisbury, which is a combination of Red brick, pre-cast accents at the cornices, pilasters and window details. She testified that the articulation of the existing building elements will also be incorporated into the new façade with the cornice detail on and above the windows. She further stated that the water table at the base of the building will mimic the placement and proportion of the existing water table. The windows in the building will relate to the scale of the buildings across the street. They will be a combination of spandrel glass up to 6 ft. and vision glass above it. They will mimic the traditional double-hung profile on the top area and will be fabricated with aluminum.

In response to a question from Dr. Jones relative to the lost parking spaces, Mrs. Alexander stated there had been a lot of discussion with staff and management of the Police Department about saving as many spaces as possible; however, because they agreed with pulling the building to the street, the trade-off of losing the spaces to pull the building to the corner was an important trade-off. She informed the Commission that a total of 4 parking spaces would be lost. However, the existing parking lot for police cars located across the street would be used for visitors’ parking, along with parking along Liberty Street.

David Phillips made the DRAC report. He stated that their main concerns had to do with details about the windows, what the windows would look like, bricks, and the canopy over the entrance door.

In answering a question from Michael Young, Mrs. Alexander gave example of spandrel glass as the glass used in the restoration at Main St. Drug. She said it looks like glass but is not see-through, instead reflects, and is used a lot in high rise buildings, as well as buildings in down towns. At the Police Department it will be used on the front façade, and in the offices of the police officers for security. It has also been used at the Trolley Barn and at the Visual Arts Center. She stated that they are still considering the possibility of using shatter resistance glass.

Following further discussion of the spandrel glass, the Commission asked Mrs. Alexander to come back to another meeting with a sample of the spandrel glass, and also a verification that it is the type glass that needs to be used for security. Mrs. Alexander stated that she could bring the requested information when she returns for signage approvals.

From the slides she showed where the canopy would be located, which is over the front entrance. The signage will be etched in the glass above the canopy but she will come back for approval when the final decision is made.

A brick sample was presented, but she may have to go outside of the area to get the quality of brick that is need.

In response to a question from Wayne Whitman, Mrs. Alexander stated that would be 2 elevators in the building. Also, flagpoles, she said, would be replaced back on the property but she did not know where at this point.

Deb Young informed the Commission that because of the design of the building, there would be some trees located at the upper end of the site which would be impacted by bringing the building to the street. From the existing landscape plan, she pointed out the trees that would need to be removed: 1 15" diameter tree, a lot of small ornamental trees - mostly Crepe Myrtles, and a few small pines (about 4 ft. tall) on the other side of the street at the existing parking lot. The largest trees on the lot will remain. Ms. Young stated that a landscape plan would be presented to the Technical Review Committee.

David Phillips informed the Commission that Landscape Plan would also be a part of testimony presented to Planning Board.

With no further discussion, Michael Young made the following motion: "I move that the Commission find the following facts concerning Application #H-39-04 – that Deb Young, applicant for the City of Salisbury, and Karen Alexander, architect, for 130 E. Liberty St., appeared before the Commission and sought a Certificate of Appropriateness to construct 14,000 sq. ft. addition for the Police Department; that no one appeared before

the Commission to support or oppose this request, this request should be granted based on the The Secretary of Interior Standards for Rehabilitation and Chapter 3 – New Construction and Additions, pages 46-49, guidelines 4-11 of the Non-Residential Historic District Design Guidelines; therefore, I further move that a Certificate of Appropriateness for Application #H-39-04 be granted to Deb Young, applicant for the City of Salisbury, owner of 130 E. Liberty St., to make the changes detailed in the application with the following changes agreed to by the applicant: the applicant will present samples of the spandrel glass to be used in the building.”

Wayne Whitman seconded the motion; all members present voted AYE.

Committee Reports

Janet Gapen referred Commission members to the list of proposed changes to the Guidelines. Following discussion, Michael Young made the motion to approve the proposed changes as presented. Clara Jones seconded the motion, and all members present voted AYE.

Ms. Gapen also informed the Chair that another member was needed on the committee because of the resignation of Maureen O’Farrell from the Commission. Jeff Sowers volunteered to replace Ms. O’Farrell on the committee.

Minor works

David Phillips presented the minor works approval list. There were no questions from Commission members.

Mr. Phillips informed the Commission of a request for a Special Use permit for a convenience store at 1131 N. Main St. which was referred to a committee for review by the Planning Board. He stated that any concerns the Commission members might have should be expressed to him by Tuesday, May 18th. Such concerns would include landscaping, street trees, and signage.

He also announced that the Farmers Market would open on Saturday, May 15th.

Adjournment

There being no other business to come before the Commission, the meeting was adjourned at 7:30 p.m.

Charles Paul, Chairman

Judy Jordan, Secretary

